



July 24, 2015

Terry Balfany  
1931 Main Street  
Coon Rapids, MN 55448

Dear Mr. Balfany:

**Re: Planning Case 13-31  
Final Plat Tylers Cove**

At their meeting on March 4, 2014 the Coon Rapids City Council approved the preliminary and final plat for Tylers Cove with the following conditions:

1. All comments of the City Engineer be addressed.
2. Park dedication in the amount of \$4,000 be paid prior to releasing the plat for recording.
3. One street tree per lot be planted prior to the issuance of a Certificate of Occupancy.

It has been 16 months since the City Council approved the final plat. The plat has not been recorded. City Code Title 11, Section 11-1504.2(3) requires that, " Within 90 days after the City Council takes final action on a subdivision plat, the owner must record the plat with the County. Failure of the subdivider to comply with the requirements of recording will be cause for rescission of approval by the City Council."

Pursuant to Title 11, Section 11-1504.2(3) staff will be requesting that the City Council take formal action to rescind their final plat approval for Tyler Cove. You will be receiving formal notification of the public hearing when the public hearing date is set.

If you have questions, please contact this office at (763)767-6430.

Sincerely,

Scott Harlicker  
Planner